

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JULY 6, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:46 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Doug Cary
Commissioner Beth Goodrich
Commissioner Bruce Oblad
Council Member Brian Horrocks

EXCUSED: Commissioner Jim Allen
Commissioner Kim Jensen

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Steve Gregerson, Gekko Corporation; Lisa Schuyler, Curves Fitness Center; and Tom and Andrea Johnson, residents.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR CURVES FITNESS CENTER LOCATED IN THE C-H ZONING DISTRICT AT 755 NORTH HIGHWAY 89, SUITE D. LISA SCHUYLER, APPLICANT

Ali Avery reported that Lisa Schuyler is requesting a conditional use permit for Curves Fitness Center at 755 North Highway 89, Suite D. This property is located within the Highway Commercial (C-H) District, and this use is conditional according to North Salt Lake City's LUDMA 11.9.3.4, "Fitness and Recreational Sports Centers." Curves intends to rent the upper floor of the western portion of the building (Suite D). There are thirty-six (36) existing parking spaces on this property. The other uses in the building require approximately eighteen (18) parking stalls for their uses. The applicant has estimated that at peak hours of the day, they will need approximately ten (10) parking spaces.

Commissioner Goodrich asked Ms. Schuyler what their hours of operation are. Ms. Schuyler responded that they are open for several hours in the early morning (from 5:30 a.m.), closed in the midday, and open again in the afternoon to evening hours. They open for three hours Saturday mornings and are closed Sunday.

Council Member Horrocks moved to recommend approval of the conditional use permit for Curves Fitness Center at 755 North Highway 89, Suite D. Chairman Klotz seconded the motion. The motion was approved by Commissioners Cary, Klotz, Oblad, Goodrich, and Council Member Horrocks. Commissioners Allen and Jensen were excused.

2. CONSIDERATION OF THE PROPOSED PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR ORCHARD HILLS EAST PLAT IV LOCATED AT THE SOUTH TERMINUS OF CONSTITUTION WAY. GEKKO CORPORATION – STEVE GREGERSON, APPLICANT.

Ali Avery reported that the City Council approved the concept plan for Orchard Hills East Plat IV at their meeting the previous night. The applicant would like the Planning Commission to review the preliminary design plan and final plat at this meeting so it can be graded concurrently with Sky Properties' Crestpointe Phase 1, which the City Council also approved the night before. The construction documents for Orchard Hills East Plat IV were reviewed and approved with the construction documents for Crestpointe Phase 1 Final.

Ken Leetham stated that staff feels there are not any issues that raise concern or need further discussion. The documents are in order, and it is a fairly straight-forward plan.

Commissioner Cary moved to recommend approval to the City Council for the Orchard Hills East Plat IV Preliminary Design Plan and Final Plat as submitted. Chairman Klotz seconded the motion. The motion was approved by Commissioners Cary, Klotz, Oblad, Goodrich and Council Member Horrocks. Commissioners Allen and Jensen were excused.

3. APPROVE MINUTES – JUNE 28, 2011

The Planning Commission minutes of June 28, 2011 were reviewed and amended. **Council Member Horrocks moved to approve the June 28, 2011 minutes as amended. Commissioner Goodrich seconded the motion. The motion was approved by Commissioner Cary, Klotz, Oblad, Goodrich, and Council Member Horrocks. Commissioners Allen and Jensen were excused.**

4. ADJOURN

Chairman Klotz adjourned the meeting at 8:10 p.m.

Chairman

Secretary